

MEMBERS PRESENT: LEONARD KRAWCHECK, MARGARET SMITH, ALLISON GRASS,
JOHN LESTER
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

SEPTEMBER 5, 2017

~~5:15-17~~ P.M.
6:19 P.M.

2 GEORGE STREET

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 60 BULL ST. (HARLESTON VILLAGE) APP. NO. 179-05-B1
(457-03-02-090)

Request special exception under Sec. 54-110 to allow a change to the hours and days of operation and a change to the hours and days for on-premises consumption of beer and wine for a deli/café use. Existing hours and days of operation are 8am-8pm Monday-Sunday. Existing hours and days for on-premises consumption of beer and wine are 5pm-8pm Monday-Saturday. Proposed hours and days of operation are 8am to 9pm Monday-Sunday. Proposed hours and days for on-premises consumption of beer and wine are 11am to 9pm Monday-Saturday and 9am-5pm on Sunday.
Zoned DR-1F.

Owner-C.Sanders Roberson, Jr./Applicant-TST Ventures I, Inc. dba 60 Bull Café

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

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2. 1669 GARDEN ST. (350-11-00-132) APP. NO. 179-05-B2

Request variance from Sec. 54-301 to allow a detached accessory building (garage) with a 7.5-ft. side street setback and a 9.7-ft. rear setback (25-ft. and 25-ft. are required).
Zoned SR-1.

Owner/Applicant-Edward Horn Boimest IV

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

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3. 3 DESPORTES CT. (RADCLIFFEBOROUGH) APP. NO. 179-05-B3
(460-16-03-047)

Request variance from Sec. 54-301 to allow additions (porches and bathroom) with a 47% lot occupancy (35% lot occupancy limit; existing lot occupancy is 44%).
Zoned DR-1.

Owner/Applicant-Heidi Brown

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

4. 891 RUTLEDGE AVE. (WAGENER TERRACE) APP. NO. 179-05-B4
(463-08-03-014)

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) that extends a non-conforming 3.3-ft. north side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) with a 3.3-ft. rear setback (25-ft. required).

Zoned SR-2.

Owner-Ann Stafford/Applicant-E.E. Fava Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with the adjacent neighbor.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 3 AGAINST 1
*L.Krawcheck

5. 15 THOMAS ST. (RADCLIFFEBOROUGH) APP. NO. 179-05-B5
(460-16-01-046)

Request variance from Section 54-301 to allow additions (porches/kitchen expansion/bathroom/closet) with a 42% lot occupancy (35% lot occupancy limit; existing lot occupancy is 34%).

Zoned DR-1.

Owners-Kim & Eric Strickland/Applicant-E.E. Fava Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

6. 1612 JOHN FENWICK LN. APP. NO. 179-05-B6
(THE PRESERVE AT FENWICK) (346-00-00-288)

Request variance from Sec. 54-261 to allow construction of a detached accessory building (garage/studio) with a 6-ft. north side setback (12-ft. required).
Zoned PUD.

Owners-Nicolai Chalfa, Delores Dean/Applicant-Nicolai Chalfa

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 4 AGAINST 0

7. 625 PARISH RD. (MORELAND) (421-03-00-185) APP. NO. 179-05-B7

Request special exception under Sec. 54-110 to allow existing carport to be enclosed (mudroom/laundry/storage) and to allow a porch addition that extends a non-conforming 6.5-ft. north side setback (9-ft. required).

Zoned SR-1.

Owners-Adam & Charlotte Edwards/Applicant-Rogers Custom Builders

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 4 AGAINST 0

8. 52 CLEMSON ST. (WAGENER TERRACE) APP. NO. 179-05-B8
(463-07-02-021)

Request special exception under Sec. 54-110 to allow the reconstruction of a rear addition (breakfast room/covered deck/enclosed porch) and to allow a vertical extension (2nd story master bedroom/bath/closet) to a non-conforming building footprint that does not meet the required 25-ft. rear setback.

Zoned SR-2.

Owners-Josh & Jennifer Dickerson/Applicant-J.Michael Atkinson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 4 AGAINST 0

9. 92 COOPER ST. (EASTSIDE) (459-05-04-117) APP. NO. 179-05-B9

Request variance from Sec. 54-301 to allow construction of a single-family residence with porch and stairs having a 3-ft. front setback (10-ft.required).
Zoned DR-2F.

Owner-Mulberry Street Development/Applicant-William Easterlin

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 4 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.